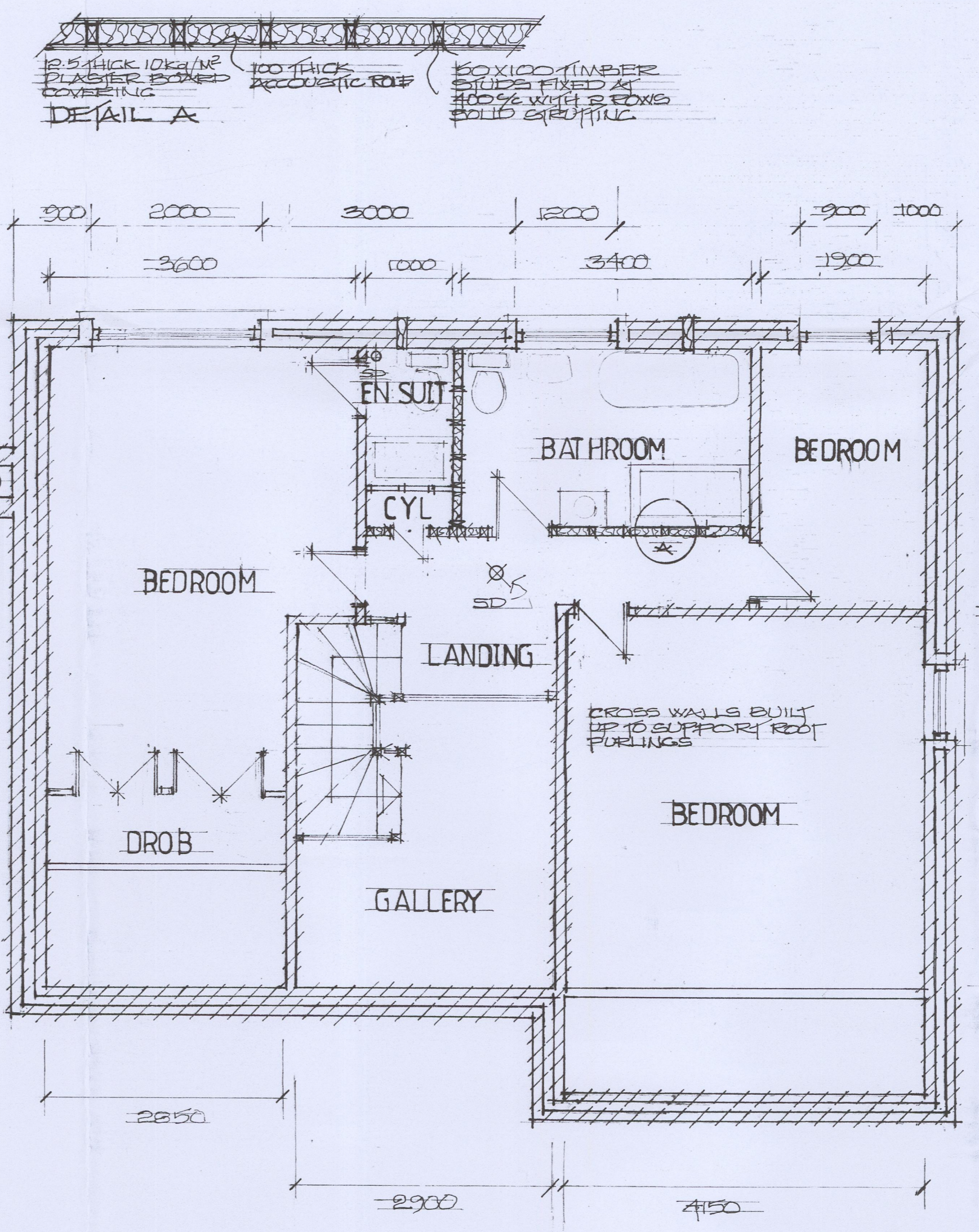


PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

SUPPLEMENTARY NOTES

ELECTRICS

All new electrical works is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E. Wiring Regulations) The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme or, alternatively, by a suitably qualified person with a certificate of compliance produced by that person to the LA Building Control on completion of the works.

A minimum of one third of all rooms are to be fitted with high efficiency light fittings which should be capable of accepting lamps having a luminous efficiency greater than 40 lumens per circuit - watt. These are to be positioned in rooms or areas most frequently used. Fix Mains wired interlinked smoke detectors with battery backup power which shall be BS 5839-6 (2004) compliant.

DOORS AND WINDOWS

Any glazing to doors internal and external within 1500mm distance vertically from the floor are to be fitted with safety glazing in accord with BS 6206 1981. Windows to incorporate 24mm overall width double glazed units (K Glass) fitted into proprietary timber window casements to achieve a maximum "U" Value of 1.6W/m² K.

All new internal door openings are to be standard manufactured width providing not less than 775 clear opening.

All window to be pre-manufactured upvc casement double glazed units, configuration as elevation drawings, all units are to incorporate factory fitted trickle ventilators capable of providing 8,000mm² of free ventilation to all habitable rooms.

All new windows are to be fitted with unobstructed opening lights of an area of 0.33 m² as to allow escape in the event of an emergency and are to be fitted with easy clean hinges; see elevation drawing for design configuration. Windows are not to be more than 1100mm from the floor (vertical height) for design height see structural section drawing.

Safety glazing is to be fitted to the internal glazed leaf any window less than 800mm from the floor (vertical height).

ABOVE GROUND DRAINAGE

Fix 40mm dia. plastic waste pipe and 75mm deep seal traps to shower, 32mm dia. waste pipe to and 75mm dia deep seal trap to wash hand basin and the like; SP's and SVP to be 110mm dia plastic pipe with push fit joints, fit 110mm dia Dirigo air I intake valve to head of stub stack in ground floor and EN-Suit Bedrooms.

BELOW GROUND DRAINAGE

100mm plastic flexible jointed pipes laid to falls 1 in 40 bedded in and surrounded with pea gravel; pipes under floor to be surrounded with 100mm concrete jacket, BIG's and RWG's to be fitted with 100mm roddable traps; pipes passing through walls to be built over with 75 x 100 mm RC lintels and to be kept independent of wall structure; new IC'S 450mm and 350mm diameter pre-manufactured polypropylene (Hepworth or similar) where shown on plan, fitted with raising pieces as required with cast iron cover.

VENTILATION

Fit wall mounted 100mm diameter mechanical extract fan with wall mounted duct to utility, wc, kitchen, bathroom and EN Suits, air extract rate not less than 30lts/sec for utility and WC, Bathroom and EN-Suits, 60lts/sec for kitchen.

DOMESTIC HEATING

New wet system to be fitted in accordance with the Domestic Heating Compliance Guide. Work to be carried out by qualified and Gas Safe registered heating engineer with copy of certification forwarded to LABC on completion. Wood burning stove to be DEFRA compliant and fitted by an HETAS approved Engineer in accordance with manufacturers instructions. Manufacturers information Manual to be posted in Electric / Gas Meter Cupboard.

GENERALLY

All work to comply with all relevant British Standards, Codes of Practice and Statutory Building Regulations requirements.

Note: all dimensions are to be checked on site prior to commencement of any works.

Plans shown are for the purpose of Building Regulation and Planning approval only.

Raymond W Ford
 Building Design and Construction Management Services

Raymond W Ford BSc MRICS MCIQB CBuild E MCABE
 Principal

TITLE:
NEW PROPOSED 4 BEDROOM DWELLING HOUSE ON LAND AT PLOT 17 RUSPER DRIVE, MOOR ROW FOR MR S AND MRS C MCGLOUGHLIN

DRG NR: HM/001/20 SCALE: 1:50 1:100 & 1:20
 DATE: 30-May-20
 DRAWN: RWF